



KAYBRIDGE
RESIDENTIAL



Glanville Way, Epsom, KT19 8HQ
Offers in excess of £400,000

Glanville Way, Epsom, KT19 8HQ

- Two Bedrooms Luxury Ground Floor Flat
 - Allocated Parking Space
 - Contemporary Fully Fitted Kitchen
 - High Ceilings
- Dual Aspect Living Room Soaked With Natural Light
 - Popular Noble Park Development
 - Private Development
 - Private Patio Area

An impressive Victorian conversion two-bedroom ground floor maisonette has been modernized and refurbished throughout to a high standard with well-proportioned rooms, high ceilings, large double-glazed sash windows, with It's own private entrance.

The property is situated at the highly sought after and exclusive Noble Park development in Epsom, which offers access to local amenities, catchment to outstanding local schools and Epsom mainline station.

The property offers a spacious living spaces with an Impressive Entrance Hall, Spacious front reception room with sash window. To the front is a contemporary fully fitted kitchen with premium worktop.





To the rear of the property is a spacious bright living room with double doors which allows plenty of natural light to flood the living room and it backs onto a private rear patio with a stunning views and ideal for al fresco dining and entertaining...

The proportions of the two bedrooms are both impressive and gracious. Furthermore the Master bedroom is benefited from en-suite shower room.

Local Area

Noble Park is serviced by the E10 bus service to Epsom town centre and mainline station for easy access into London Waterloo, Victoria & London Bridge.

Further benefits include fibre to the property (FTTP) for ultrafast internet connection and quick access to the A3 and M25 for Heathrow and Gatwick along with one allocated parking space and plenty of visitor spaces.

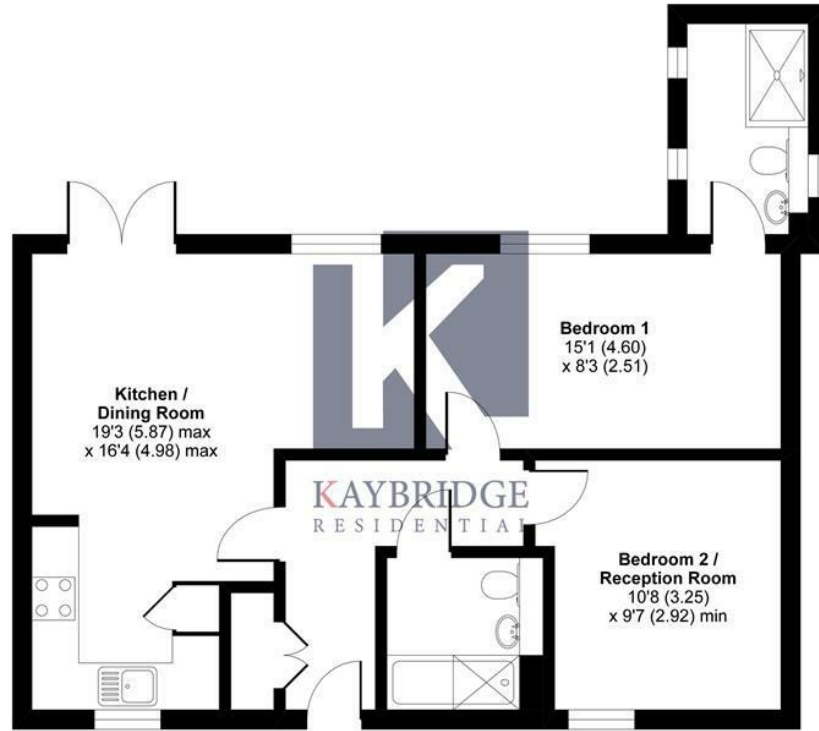




Dartford Court, Glanville Way, Epsom, KT19

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 669954



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE
T: 0208 004 0474
E: info@kbridge.co.uk
www.kbridge.co.uk

KAYBRIDGE
RESIDENTIAL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

